A STUDY OF THE NEIGHBORHOOD

C
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C778V
c.1

COOPER UNION ART SCHOOL

the neighborhood

BOUNDED BY
FOURTEENTH STREET
BROADWAY
CANAL STREET
AND THE HUDSON RIVER
IN NEW YORK CITY
1954

THE
VILLAGE
STUDY GROUP

A STUDY OF THE NEIGHBORHOOD

BOUNDED BY

14 STREET, BROADWAY, CANAL STREET, AND THE HUDSON RIVER

IN NEW YORK CITY

-

BY THE VILLIAGE PLANNING STUDY GROUP

THE COOPER UNION ART SCHOOL

SENIOR CLASS OF 1954

-

consultant

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THE AIM OF THIS STUDY IS TO PROVIDE A REALISTIC APPROACH TO THE PROBLEMS OF CITY PLANNING AND ARCHITECTURE THROUGH THE INTERGRATION OF THE CLASSROOM AND CITY PLANNING ORGANIZATIONS. IT IS HOPED THAT THROUGH ITS PROPOSALS THE EXISTING CHAOS RESULTING FROM LACK OF CITY PLANNING MIGHT BE TRANSFORMED INTO A MORE VITALIZED CITY.

SELECTION OF THE AREA, BOUNDED BY FOURTEENTH STREET, BROADWAY, CANAL STREET, AND THE HUDSON RIVER, WAS DETERMINED BY THE PARTICULAR ETHNIC QUALITY EXCLUSIVE TO THIS SECTION; IN ADDITION TO CLAIMING CERTAIN CULTURAL AND HISTORIC INTERESTS A STRONG COMMUNIAL SYMPATHY EXISTS, WHICH TOGETHER FORMS A HEALTHY NUCLEUS FOR A LIVING CITY.

AS CITY PLANNERS, TEMPTATION TO RAZE THE ENTIRE AREA TO ELIMINATE THE PROBLEMS OF UNPLANNED CITY GROWTH WAS REJECTED. WE DO NOT WISH TO CHANGE THE GOOD CHARACTOR OF THE AREA MAKING IT BARE BY WHOLESALE BLOCKBUSTING. WE WISH TO ADOPT A PLAN THAT IS MORE ECONOMICALLY FEASIBLE REALIZING THE ADVANTAGES INHERENT IN THE AREA.

OUR GRATITUDE IS EXTENDED TO THE MANY PEOPLE AND ORGANIZATIONS WHO CONTRIBUTED THEIR INFORMATION, ADVICE AND PATIENCE TO THIS PROJECT. OUR SPECIAL APPRECIATION IS EXTENDED TO MSSRS. COHEN AND SCHULMAN, OF THE NEW YORK CITY PLANNING COMMISION, WHO INDICATED THE PROBLEMS OF CITY ZONING.

319019

SEP 24 1954 Cooper Union Library

WEST SIDE
SAVINGS
BANK

THE AREA AS WE FOUND IT

THE FOLLOWING PAGES PRESENT AN ANALYSIS OF A STATISTICAL NATURE. CONDITIONS RELAVANT TO MUNICIPAL EXISTANCE WERE INVESTIGATED AND RECORDED FROM RELIABLE MUNICIPAL DOCUMENTS. THIS INFORMATION WAS GATHERED AS RESEARCH FOR THE INITIAL STUDY AND WAS USED TO PREVENT EXCLUSION OF ANY MATERIAL THAT SHOULD BE CONSIDERED IN THE ULTIMATE SOLUTION. IT WAS ALSO CONSIDERED AS A MEANS TO GIVE DIRECTION TOWARDS THE DEVELOPMENT OF A CIVIC CENTER.

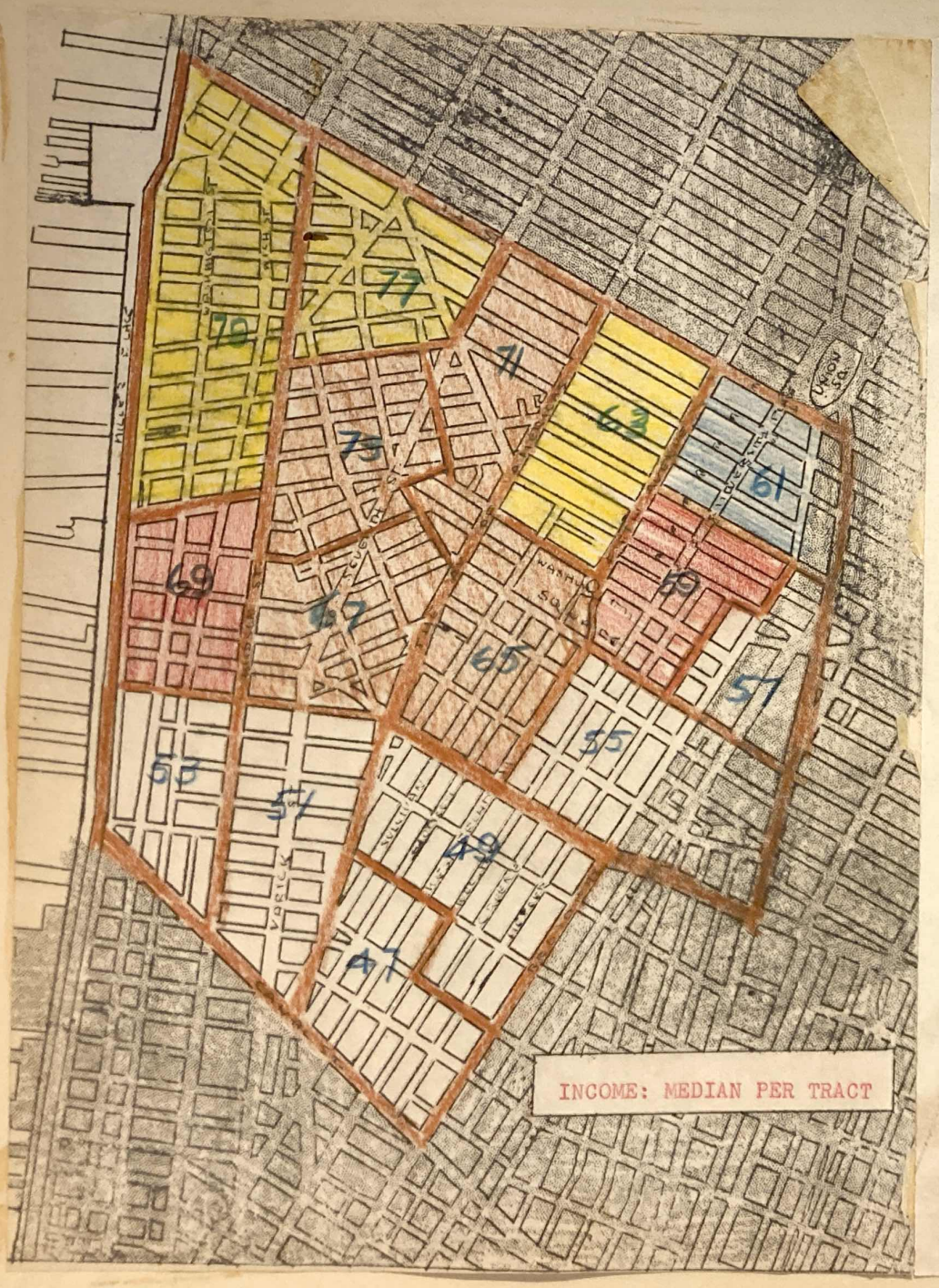
SEX AND RACE

Tract*	Total	Male	Female	White	Native	For.Born	Non.White	Negro	Other
47	1025	500	525	850	708	142	175	174	1
49	164	81	83	162	108	54	2	2	-
51	655	324	331	360	222	78	355	355	-
59	3736	1759	1977	3719	2599	1120	17	16	1
61	2308	1052	1256	2301	1780	521	7	7	-
63	2251	1186	1065	2165	1449	716	86	86	-
65	5104	2523	2581	4912	3513	1399	192	180	12
67	8994	4363	4631	8903	6264	2639	91	89	2
69	7037	3367	3670	7013	5112	1901	24	22	7
71	5724	2886	2838	5689	4469	1220	35	27	8
73	8102	3946	4156	7871	6002	1869	231	216	15
75	12301	5815	6486	10633	8295	2338	1668	1653	15
77	7508	3431	4077	5230	4544	686	2278	2270	8
79	10375	4866	5509	9216	7515	1701	1159	1139	20
Total	75285								

* Tracts number 53 and 55 excluded.

AGE

Track	Under 5	5 - 9	10 - 14	15 - 19	20 - 24	Over 21
47	186	154	117	167	204	1717
49	297	248	214	239	324	3324
51	98	107	89	103	172	1692
53	26	12	15	16	26	254
55 half	80	67	47	58	91	1173
59	126	68	54	71	227	5164
61	70	33	27	47	166	2303
63	169	147	111	144	416	5790
65	435	357	292	517	724	7563
67	448	352	350	390	573	6429
69	443	17	18	19	42	347
71	210	31	125	321	655	5877
73	572	82	305	338	712	8132
75	155	23	109	115	219	1877
77	313	62	233	202	494	7032
79	117	89	60	88	293	2075
Total	3775	1851	2066	2810	5353	60744



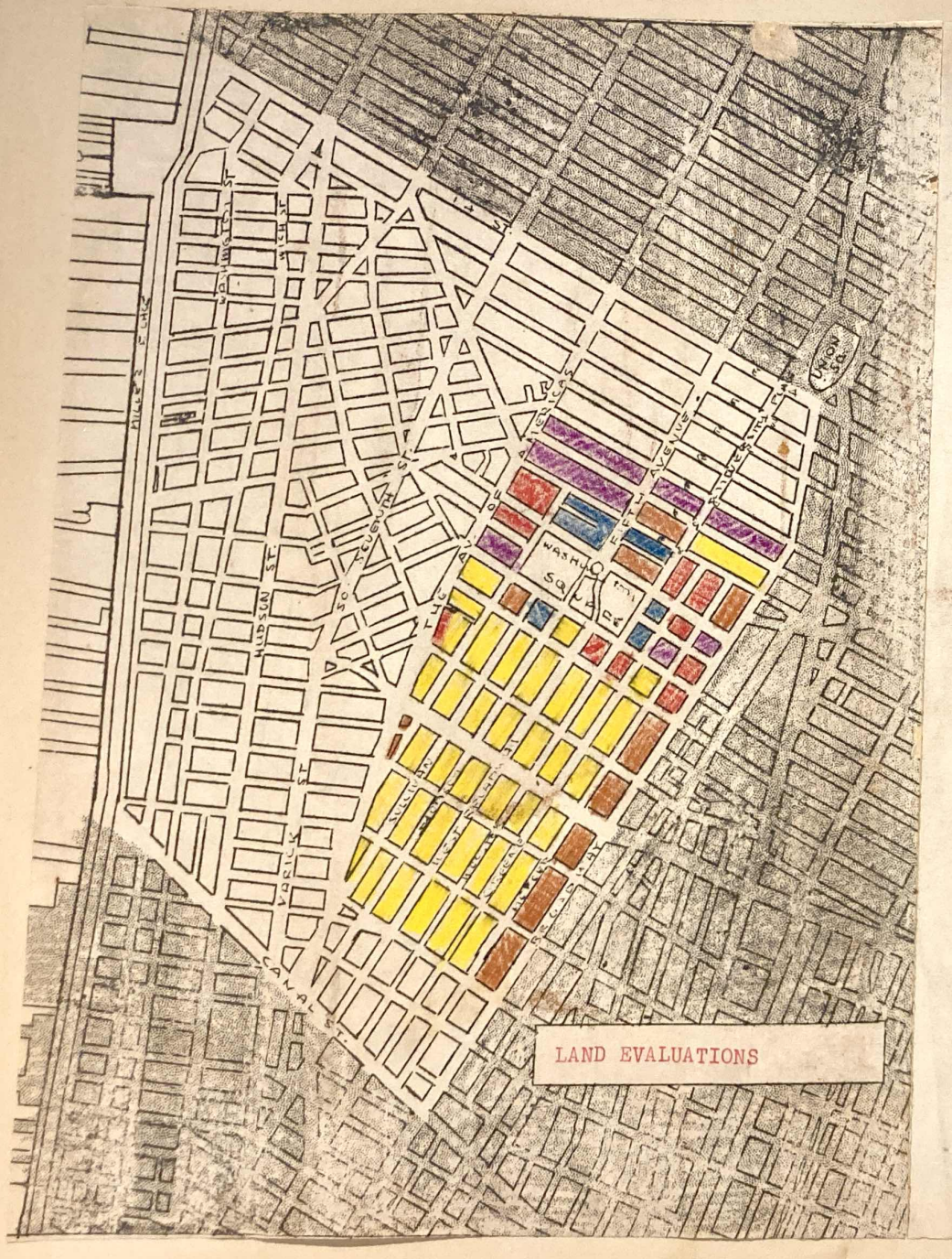
INCOME: MEDIAN PER TRACT

Tract no. *	Less Than $ 999	1000 to 1999	2000 to 2999	3000 to 3999	4000 to 4999	5000 to 6999	7000 to 10000-	No report made.	Median
47	50	30	105	15	15	25	-	10	-
49	-	10	5	20	5	5	-	5	-
51	25	15	75	45	40	-	10	15	-
59	245	95	165	240	190	210	270	55	3,794
61	100	65	30	85	75	145	285	105	5,375
63	180	160	140	150	50	35	20	45	2,196
65	365	215	285	295	140	150	40	200	2,667
67	560	420	620	600	340	310	180	210	2,861
69	355	325	465	505	310	305	155	90	3,105
71	350	175	425	335	270	120	25	100	2,744
73	465	385	585	530	300	285	80	110	2,800
75	855	695	965	605	315	295	135	175	2,336
77	545	495	1070	315	105	150	60	80	2,114
79	780	660	670	570	250	225	105	65	2,257

* Tracts number 53 and 55 excluded.

KEY TO MAP

2000 - 2499
2500 - 2999
3000 - 4000
5000 and over



LAND EVALUATIONS

plus IMPROVEMENTS

DOLLAR AMOUNT PER SQUARE FOOT

.5 - .10

.10 - 17

17 - 25

.25 - 35

.35 - 50

.50 - u

POSTAL, SANITATION & ASSEMBLY DISTRICTS

Map Key

Assembly District Boundary Lines

District 1 Bounded in the Area by 8th Avenue; Hudson Street

Houston Street, Prince Street; Lafayette Street

District 2 Bounded in the Area by Perry; Charles; West 10;

Hudson Street; Houston Street; Wooster; Prince Street

District 3 Bounded in the Area by 8th Street; West 10 Street

Charles Street; Perry Street

Sanitation District 3

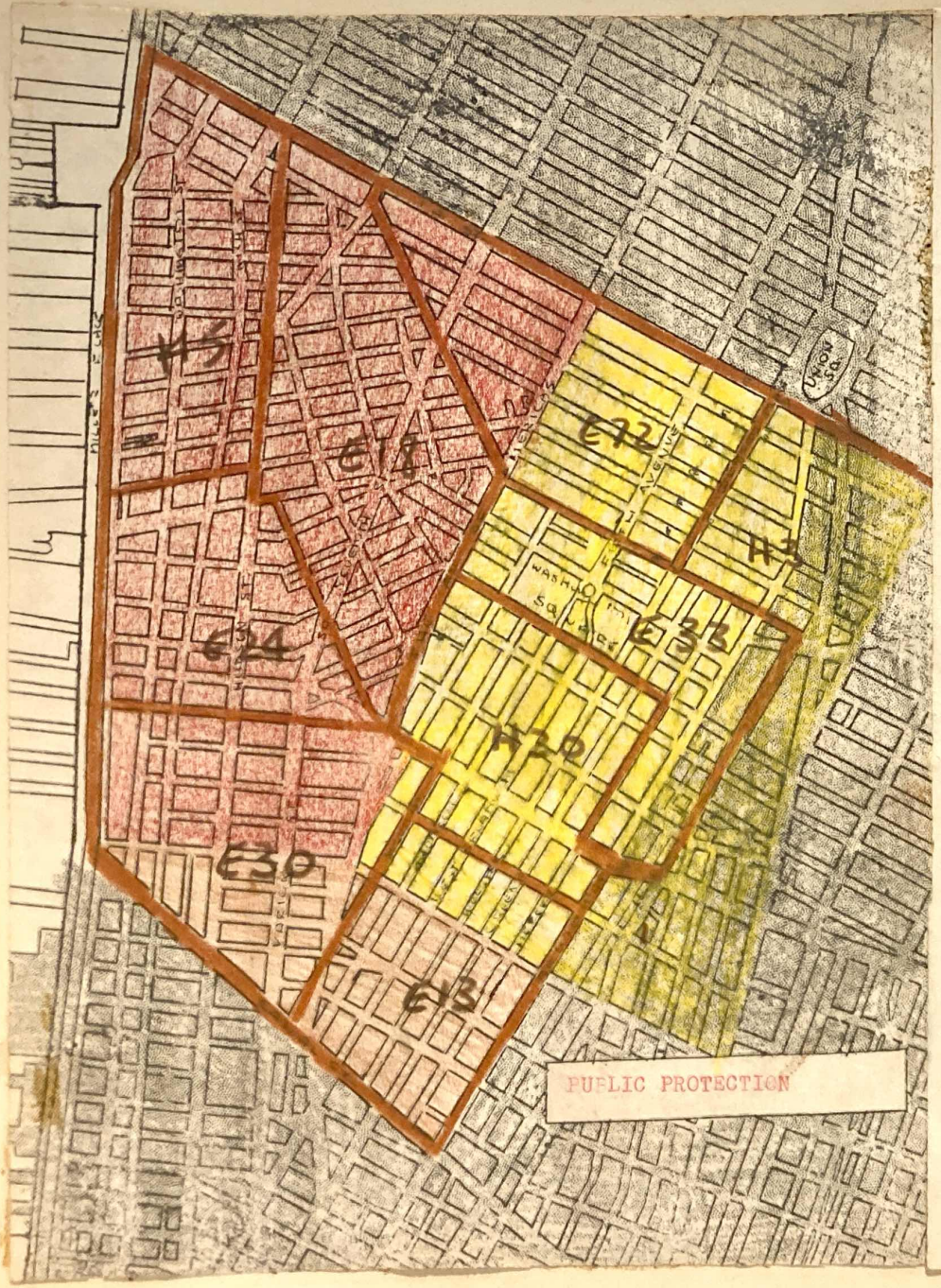
Sanitation District 1

Sanitation Section Boundary Lines, Headquarters:

Section 13 - 87 W. 3rd. Street; Section 31 - 27 Horatio Street

Section 32 - 128 West 17 Street

Post Offices



PUBLIC PROTECTION

Map Key

- 4th Police Precint Area
- 6th Police Precinct Area; Headquarters - 135 Charles Street
- 8th Police Precinct Area; Headquarters - 253 Mercer Street
- Boundary Lines of Fire Districts
- E Engine Company
- H Hook and Ladder Company

Headquarters of Fire Districts

E 30 - Spring & Hudson

H 5 - Charles & Hudson

E 72 - 12th & 5th Avenue

E 33 - Lafayette & West 3rd

E 24 - Morton & Hudson

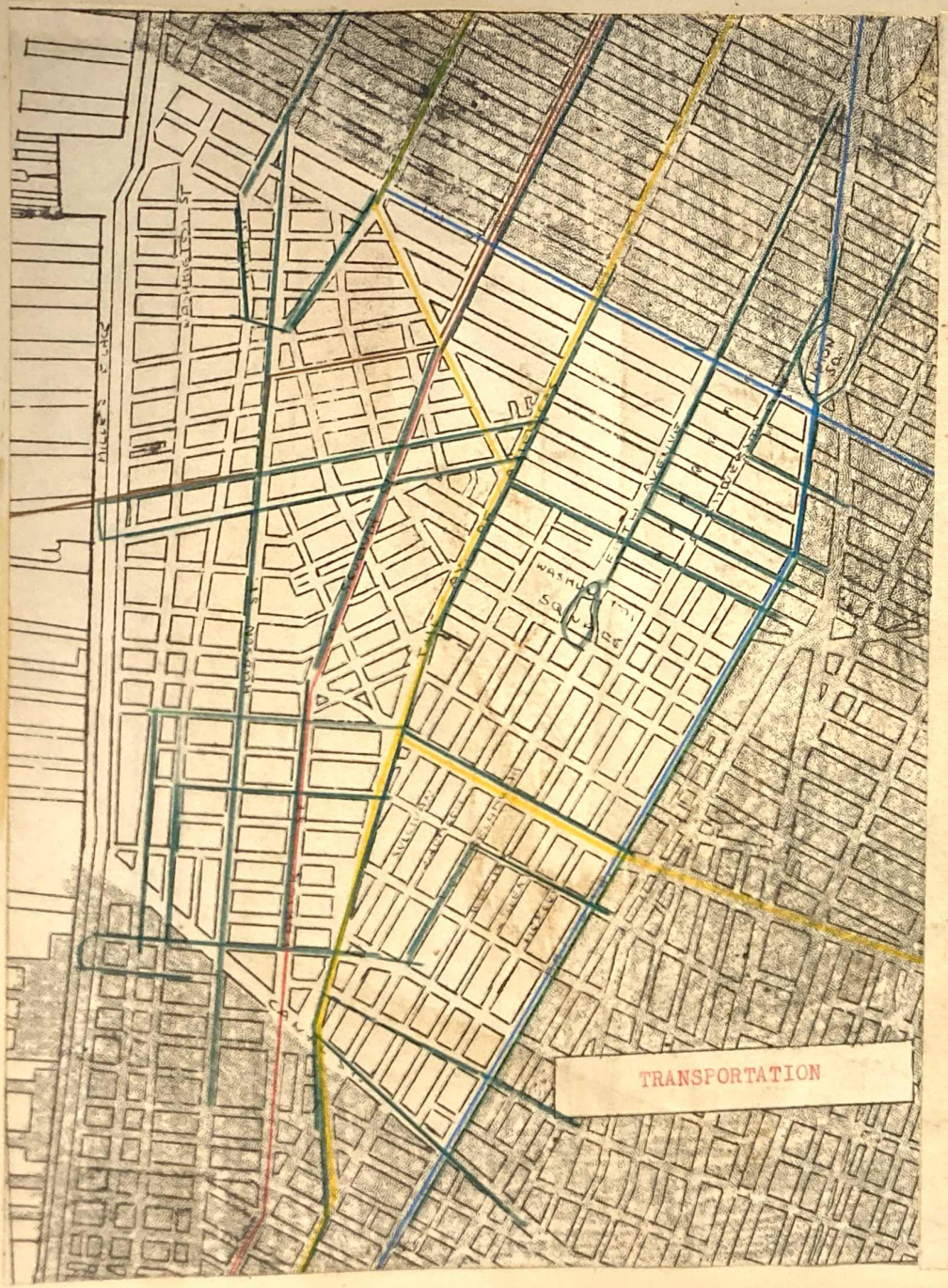
E 18 - 10th & Greenwich

E 3 - 4th Avenue & 13 Street

H 9 - Lafayette & Spring

E 55 - Broome Street & Mott

REAL ESTATE
LIND BROTHERS
FINE PRINTING
Point to
SCHENLEY
best-tasting whiskey in ages!
308
THE PORT OF
NEW YORK AUTHORITY
HOLLAND TUNNEL



PUBLIC TRANSPORTATION

Map Key

Bus Lines

Crosstown

14 Street Bus East & West-bound; 8 Street East on 8 St. W. on 9 St.

Houston Street — Spring Street E. of West broadway

East Side

Buses at Astor Place, Fourth Avenue and Lexington Lines

Broadway Bus; from South Ferry

Fifth Avenue

Nos. 2 and 4; via Fifth to 110 No. 5; via 57 St. and Riverside Drive

West Side

Sixth Avenue Line, — Seventh Avenue Line

Eighth Avenue Line — Ninth Avenue Line

Hudson Street Line

BMT Subway

14 Street Carnarsie Line — Flushing to Brooklyn - East Side Line

IND Subway

Sixth Avenue Line - West Side — Eigth Anenue Line - West Side

IRT Subway

Lexington Avenue - East Side — Fourth Avenue - East Side

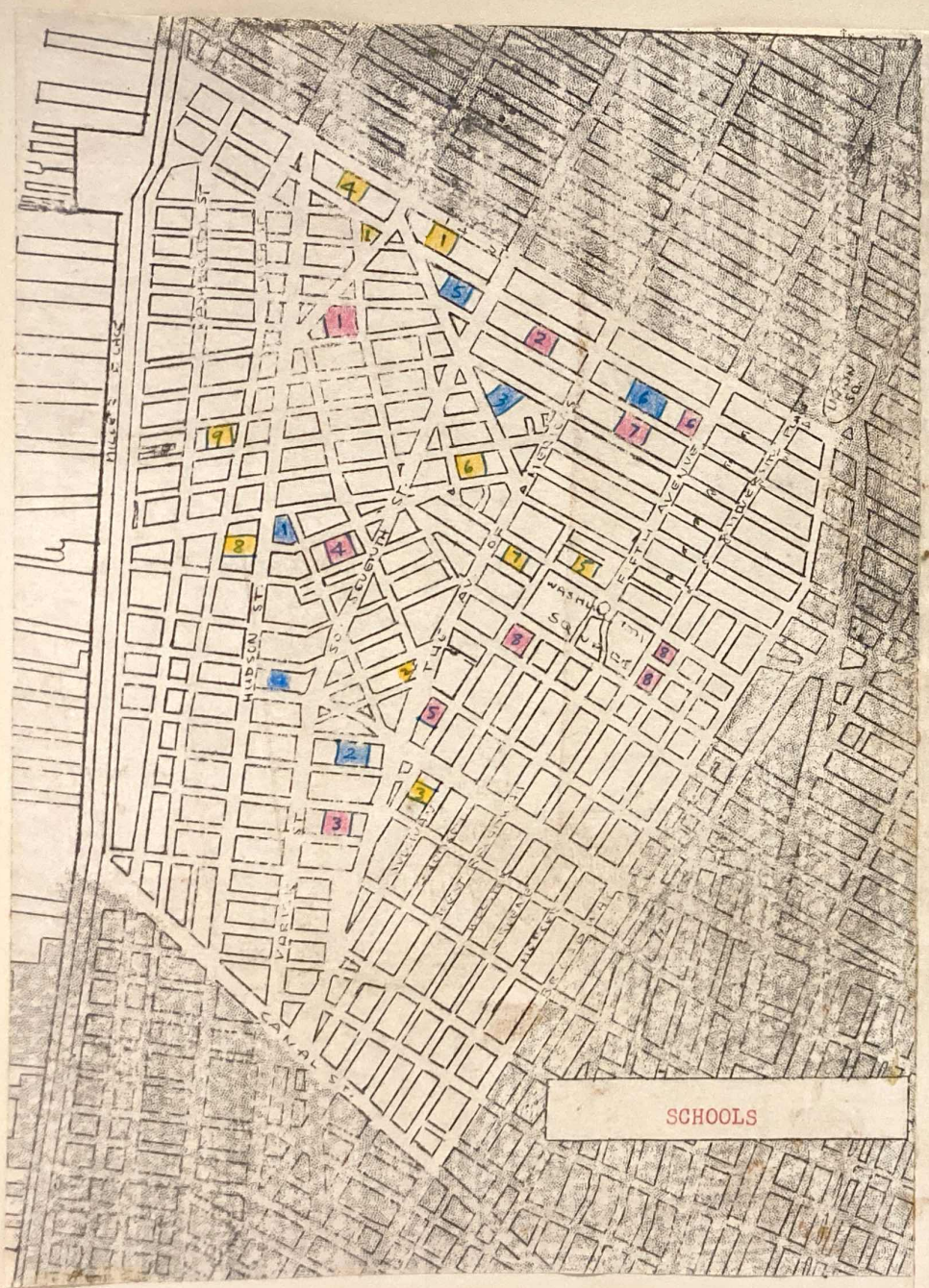
Seventh Avenue - West Side

Hudson Tubes

To New Jersey - Entrances at Christopher and Gre-nwich Streets and Avenue of Americas at Ninth Street or 14 Street

LAND UNDER THE JURISDICTION OF DEPARTMENT OF PARKS

1.	Thompson Street between Prince and Spring Street	2,500 Sq. Ft.
2.	Houston Street, between Sullivan and Thompson St.	7,600
3.	Houston Street, between MacDougal and Sullivan St.	11,000
4.	Houston Street, Ave. of Americas and MacDougal	19,000
5.	James Walker Park, Leroy and Clarkson Street	80,000
6.	Father Demo Square, Avenue of Americas	12,000
7.	Minetta Lane and Avenue of Americas	2,500
8.	Washington Square Park	400,000
9.	Indoor - Outdoor Swimming Pool	



PUBLIC SCHOOLS

1. P.S. 3 - Hudson and Grove Street (also used as Junior High)
2. P.S. 8 - 29 King Street West of Avenue of Americas
3. P.S. 41 - 36 Greenwich Avenue at Charles Street
4. Chelsa Vocational High School Annex - 16 Clarkson Street
5. Food Trades Vocational High School - 208 West 13 Street
6. Food Trades Vocational High School Annex - 60 West 13 Street

PRIVATE SCHOOLS

1. Bank Street School - 69 Bank Street East of Bleeker
2. City and Country School - 165 West 12 Street East of 7 Avenue
3. Elisabeth Irwin High School - 40 Charlton Street
4. Greenwich House Music School - 46 Barrow Street West of 7 Avenue
5. Little Red School House - 196 Bleecker Street East Avenue of Americas
6. Mills School for Kindergarten Primary Teachers - 66 Fifth Avenue

   Scudder School - 66 Fifth Avenue
7. New School for Social Research - 66 West 12 Street
8. New York University - various locations

CHURCH AFFILIATED SCHOOLS

1. Chapel of the Comforter School (Episcopal) - 10 Horatio Street
2. Our Lady of Pompei School, Leroy Street at Bleecker Street
3. St. Anthony's School - 60 Mac Dougal Street
4. St. Bernard's Parish School - 327 West 13 Street
5. St. Joseph's Academy - 20 Washington Square N.W. of Fifth Avenue
6. St. Joseph's School and Hall - 27 Christopher Street
7. St. Joseph's Annex Girl's Cathedral High School - 111 Washington Place
8. St. Luke's School (Episcopal) - Hudson Street at Grove
9. St. Veronica's School - 272 West 10 Street

HISTORICAL & RELIGIOUS
LOCATIONS
UNION SQ.
WASHINGTON SQ.
WASHINGTON PL.
BLEECKER ST.
HOUSTON ST.
CANAL ST.
AVE. OF THE AMERICAS
4 AVE.
BROADWAY

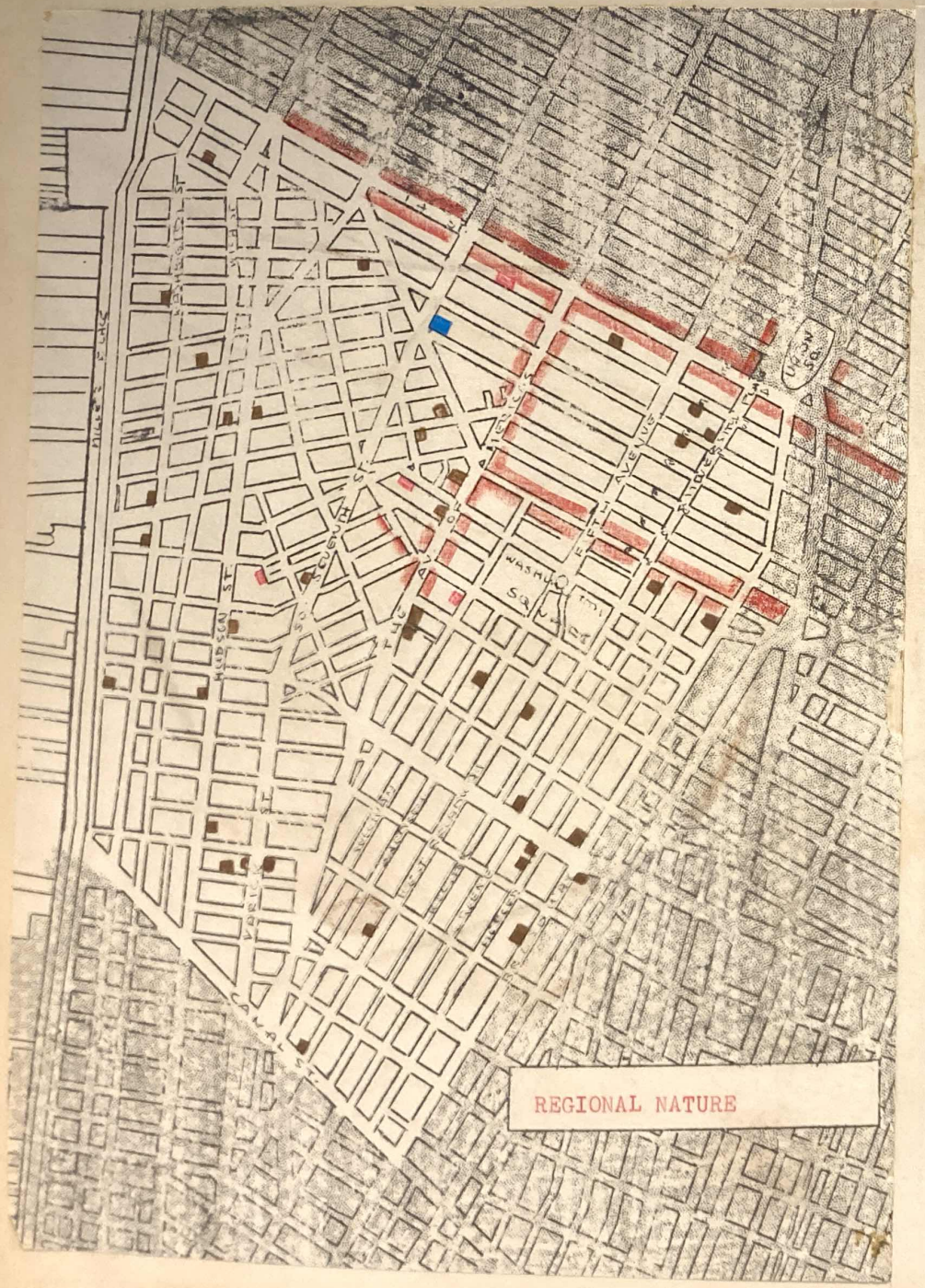
HISTORICAL BUILDINGS AND LOCATIONS

1. Washington Arch
2. Whitney Museum
3. Rinelander Gardens
4. Patchin Place
5. Narrow House
6. Courtyard Houses
7. Old Cemetery
8. MacDougal Place
9. Mulligan Place
10. Washington Mews
11. Weehawkin Street
12. Row Facades at Wash. Sq. N.
13. Edgar Allen Poe Residence
14. O. Henry Residence

RELIGIOUS INSTITUTIONS AND LOCATIONS

1. Church of Pompei (R.C.)
2. St. Veronica's (R.C.)
3. St. John The Evangelist (E)
4. 7th Day Adventist Church
5. Synagogue
6. St. John's Lutheran Church
7. St. Joseph's (R.C.)
8. Metropolitan Temple (M.E.)
9. St. Bernard Church (R.C.)
10. Church in Apt. House
11. Judson Memorial Baptist
12. Our Lady of Mercy Chapel
13. Mission Immaculate Virgin
14. St. Barnabas House (P.E.)
15. Holy Name Mission
16. Washington Square Methodist
17. Our Lady of Loreto (R.C.)
18. 10th Ch. of C. Scientist
19. Ladies Christian Union
20. The Ascension (E)
21. First Presbyterian
22. Roman Catholic School
23. St. Anthony's (R.C.)
24. N.Y.U. Religious Center
25. Diocesan House (E.)
26. Grace Church (E.)
27. Greenwich Presbyterian
28. St. Alphonsas Church
29. Duane Methodist Church
30. Our Lady of Villa (R.C.)
31. Spring St. (Presbyterian)
32. Spring St. Settlement (Ev.)

(E.) - Episcopal; (Ev) - Evangeline; (M.E.)- Methodist Episcopal
(P.E.) - Protestant Episcopal; (R.C.) - Roman Catholic



Existing Shopping Areas of Regional Nature

Parking Areas

Legitimate Theaters

Circle In The Square - Sheridan Square

Cherry Lane Theatre - 40 Commerce Street

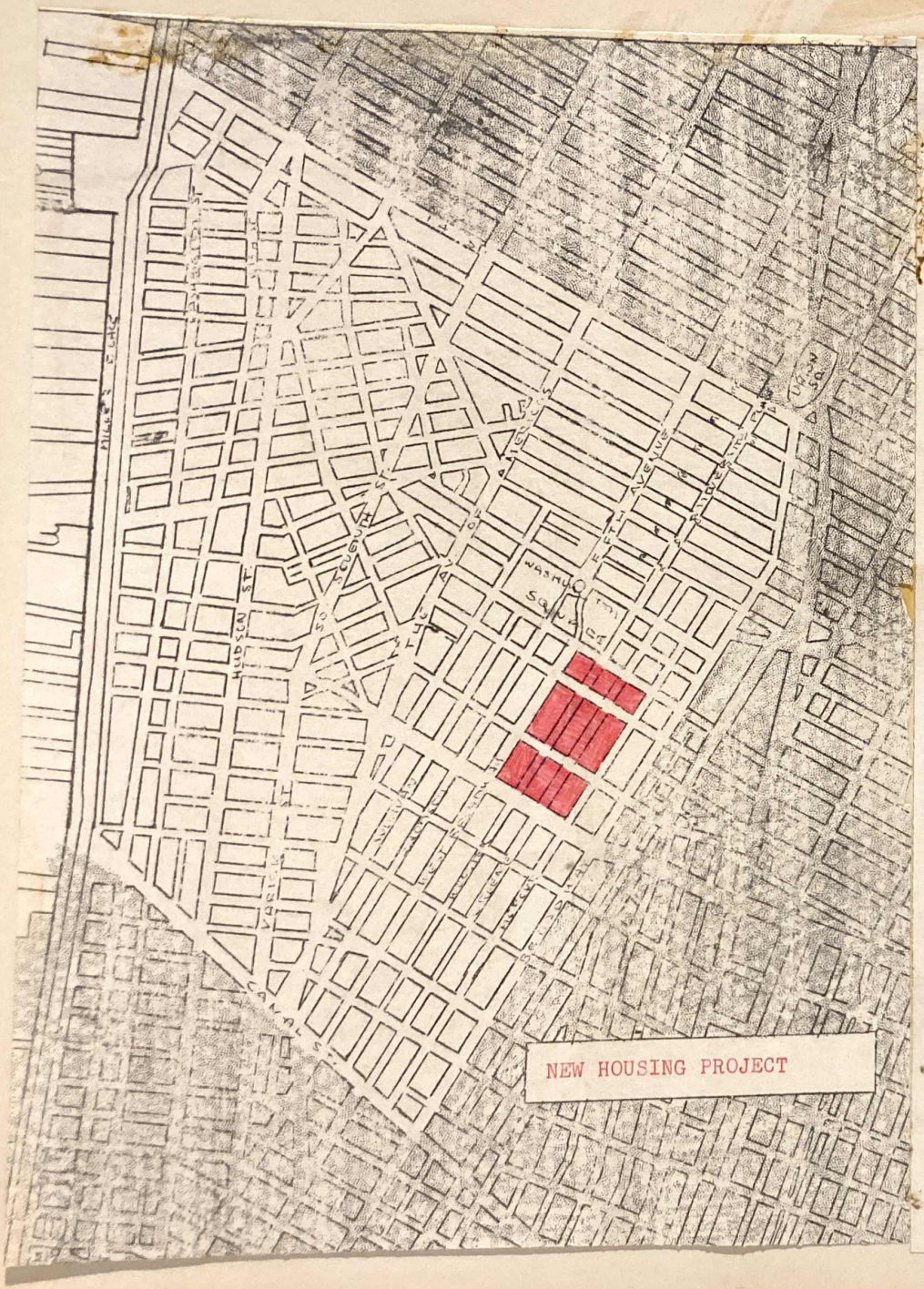
Provincetown Playhouse - 133 Mac Dougal Street

Greenwich Mews Playhouse - 139 W. 13 Street

Equity Library Theatre - 10 Seventh Avenue

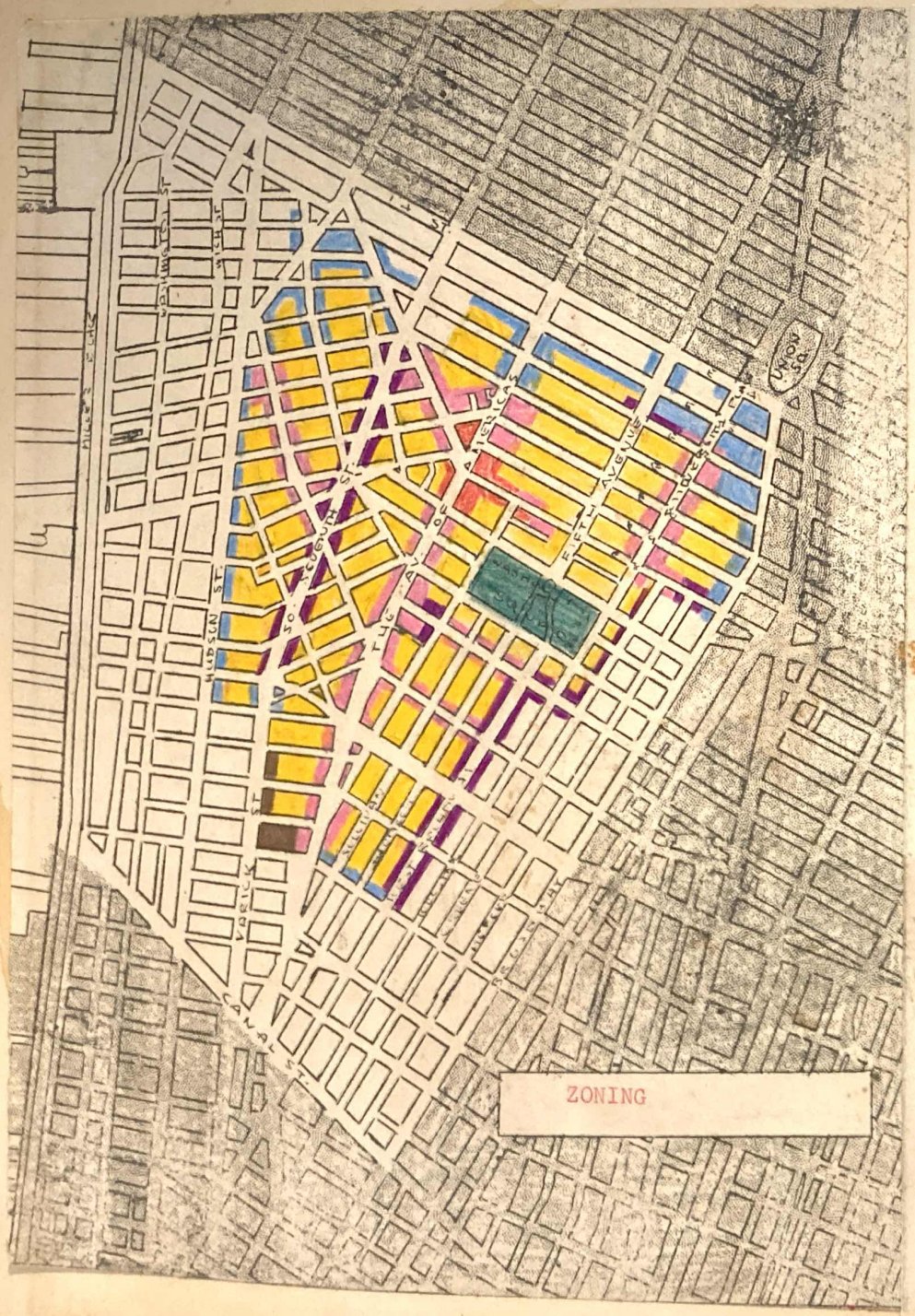
Hospital

St. Vincent's Hospital - W. 11 St. at 7 Ave.



NEW HOUSING PROJECT

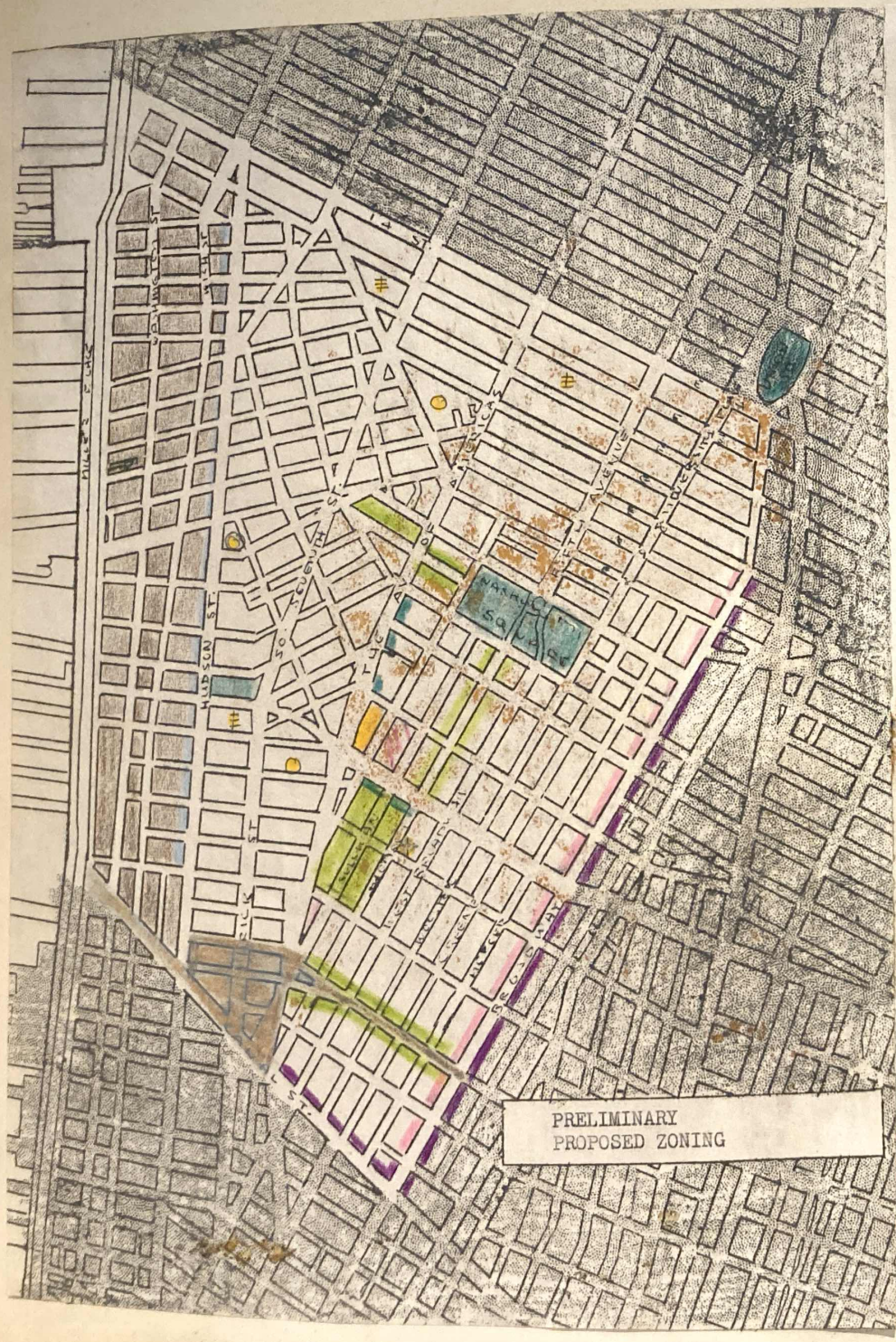
Area: Area bounded by Washington Square Southwest, West 4th Street, Mercer Street, West Houston Street to be adopted as planned by the board of Estimate. The nine blocks enclosed by these streets will be converted into three superblocks to include three acres for N. Y. U. expansion and nine fourteen story buildings with 2134 apartments. Nearly half the apartments planned, by the Board of Estimate, will be one room. Fourteen percent will have two bedrooms - the largest size planned.



ZONING MAP KEY

- residence
- local retail
- resticted retail
- retail district
- business
- manufacturing
- unrestricted

VILLAGE
POULTRY MARKET
POST ERARO BROS
LIVE POULTRY
GARAGE
PIZZERIA
NEW PORT ALBA



COLOR KEY

- residence
- restricted retail
- retail
- business
- manufacture
- parks
- new parks
- elevated hgwy. & tunnel intersection
- schools (existing)
- new elementary school
- new elementary school on old site
- junior high school
- new high school
- vocational high school
- public library
- fire and police

On February 29, 1953 the following preliminary plan was decided upon, based on previous field studies:

(a) Housing - Washington Square West Settlement, which has been accepted by the City Council, is taken for granted. Housing for people displaced from existing residences shall be provided for either in the form of the shelved "Simkovitch" houses, or a similar project constructed two blocks to the east and adjacent to the proposed park, south of Washington Square.

(b) The location of three (3) elementary schools, one Junior High School and one High School has been fixed, based on population statistics and accessability conditions of the individual sub divided areas.

(c) Distribution of retail and business areas along Hudson Street, Broadway, Canal Street and parts of Varick Street has been developed from existing conditions, supposing re-zoning.

(d) The projected new highway over Brome Street is accepted and a Green Strip is projected as a frame for it. A large area at the entrance to the Hol and Tunnel is provisionally left free and will be developed, corresponding to future traffic needs.

(e) An industrial zone shall be established bordering the Hudson River, with Hudson Street as its eastern limit. If possible, a helicopter landing area for the transportation of freight terminal will be arranged between adjacent piers.

Recreational facilities were projected as follows:

(a) A small area, west of Washington Square, one block away, connected to Washington Square by small framing green strips has been projected. These strips of green shall extend for approximately 1/3 of two adjacent blocks. The existing apartment houses on Washington Square may be developed, architecturally, so that an entrance to the smaller square willbe created.

(b) The area of Washington Square proper is projected to be reorganized along the lines of our project 1951-1952, as far as political conditions will allow. In any case, any kind of traffic cutting through the park shall be made impossible.

(c) A new civic center, with buildings for various public services in connection with a large recreation area, is projected. The borders of this area shall be: Sixth Avenue, Houston Street, Thompson Street, and Spring Street; the existing church and library shall be taken into consideration. Adjacent buildings, on blocks of Sixth Avenue and Houston - North, and Mc Dougal and Houston-East, to be newly erected will create the Northern limit of this area. The triangular form, Sixth Avenue and Houston Street-South, will shield the area from Sixth Avenue traffic. This newly created Center shall be connected with Washington Square by small green strips along Thompson Street.

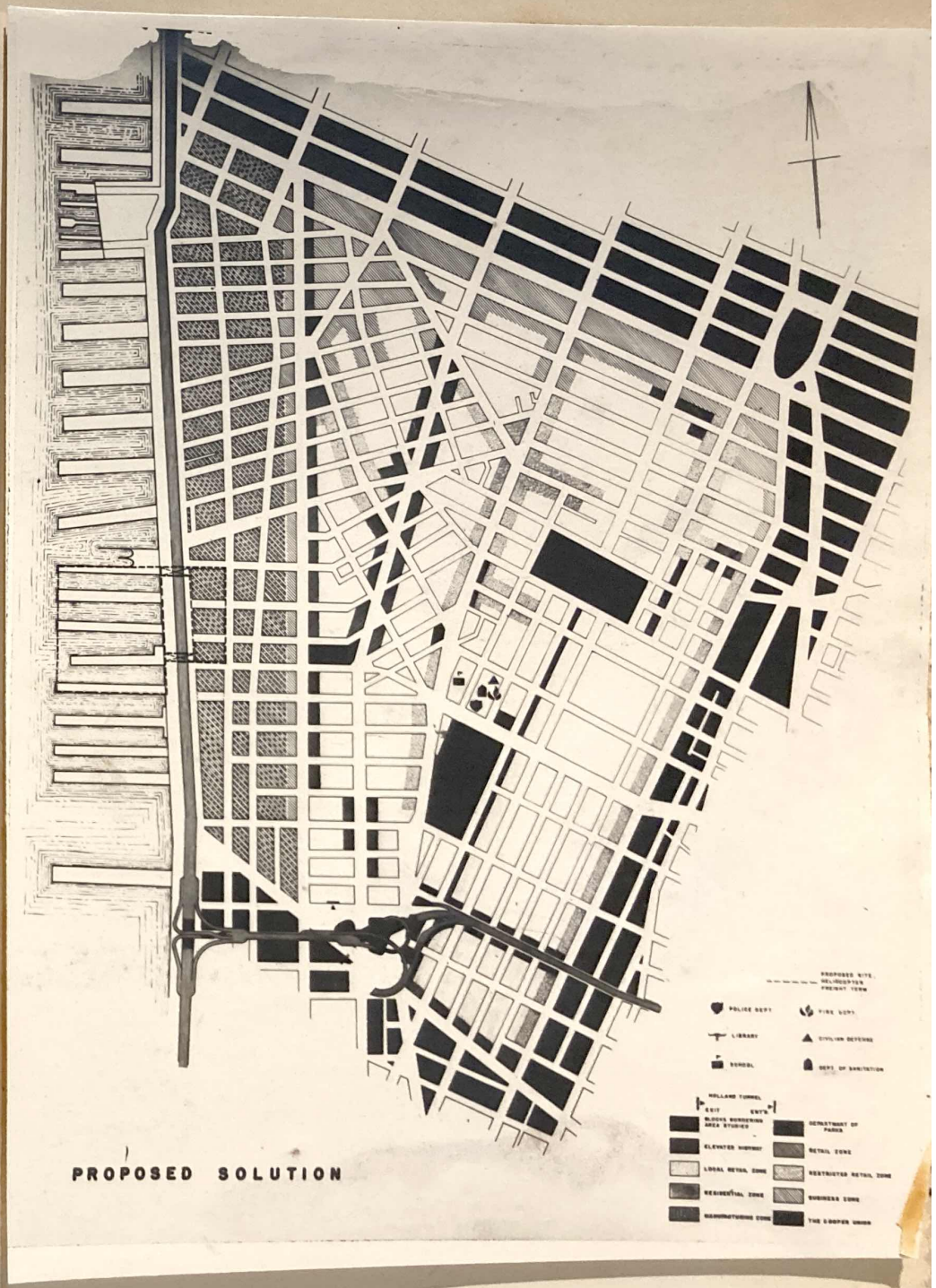
All buildings to be erected will contain their own parking facilities.

FINAL PROPOSALS

THE ENTIRE AREA WILL BE REZONED TO HELP ALLEVIATE TRAFFIC AND HYGIENIC PROBLEMS RESULTING FROM UNPLANNED CITY GROWTH. REZONING THE AREA WILL PROVIDE PROTECTIVE LEGISLATION FOR SOUND LAND RECONSTRUCTION. THE PROPOSED ZONING MAP, AT LEFT, DETAILS THE CHANGES FOUND NEEDED.

MUNICIPAL OFFICES THAT ARE SCATTERED THROUGHOUT THE AREA ARE PLANNED TO BE CONTAINED IN A LOCAL MUNICIPAL BUILDING.

A CITY SQUARE SHALL BE CREATED FOR SOCIAL, CULTURAL AND RELIGIOUS PUBLIC GATHERING.



THE AREA DESIGNED

The area bounded by Bleeker Street, Sixth Avenue, Spring Street and Thompson Street is to be developed as a Civic Center. New Housing has been designed to be constructed along Thompson Street.

MUNICIPAL BUILDING

The Municipal building shall contain offices and garages for:

- Police Department
- Fire Department
- Sanitation Department

In addition to space for political offices, it shall contain offices for:

- Social Security
- Veteran Aid
- Police Athletic League
- Health Clinic
- Child Welfare
- Public Safety

ACADEMIC HIGH SCHOOL

The High School shall house 1800 students. It will contain an auditorium, cafeteria, gym and class rooms.

LIBRARY

The Library is designed with space for:

- An Auditorium
- Exhibition Hall and Gallery
- Cafeteria and Resturant
- Concert Hall, Lecture and Meeting Rooms
- Library for Blind and General Circulation

HOUSING

Housing is to be provided for 1006 apartments as follows:

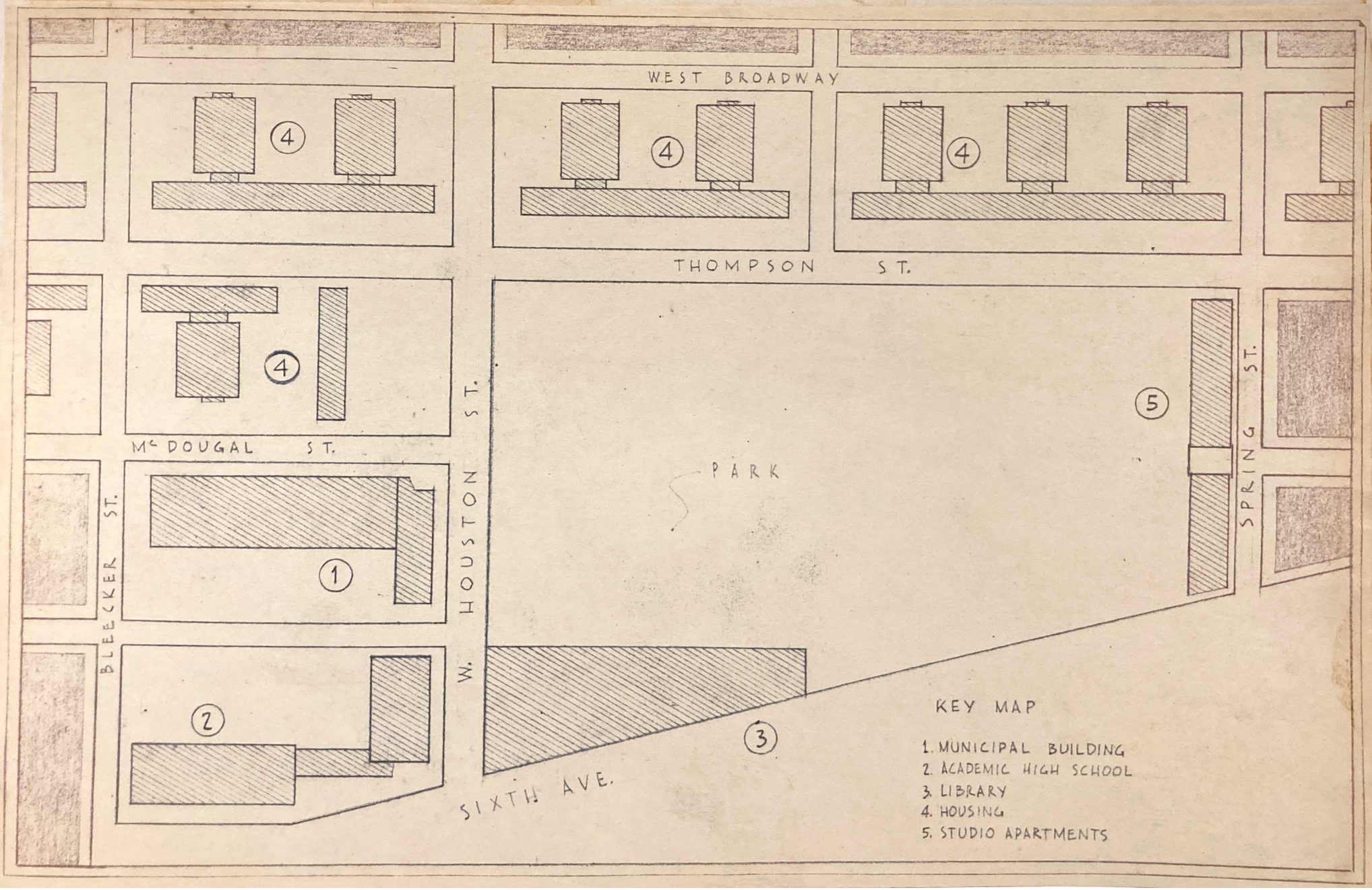
Two Bedroom Apartments	556
One Bedroom	300
Efficency	150

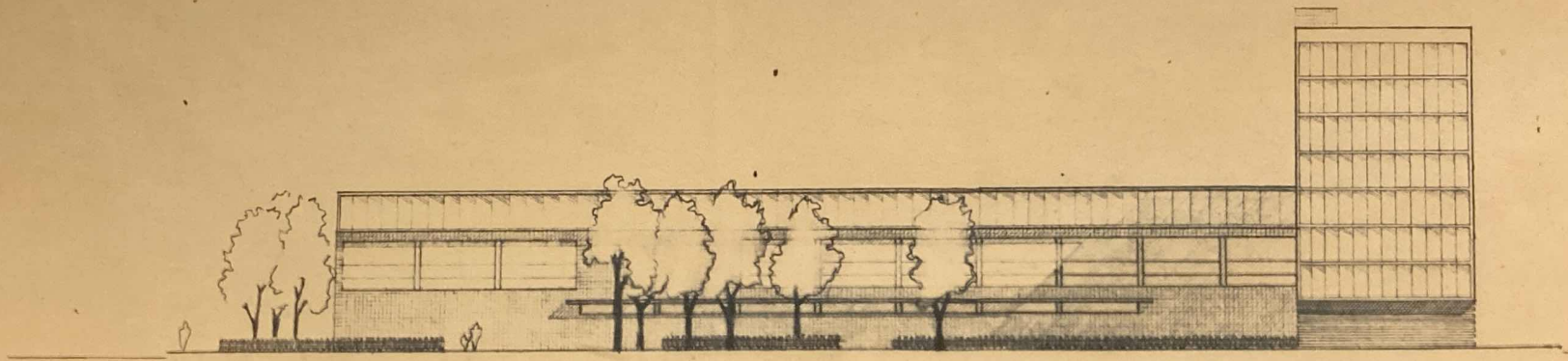
STUDIO APARTMENTS

Studio Apartments contain 10 offices on the first floor and 56 one room apartments above.

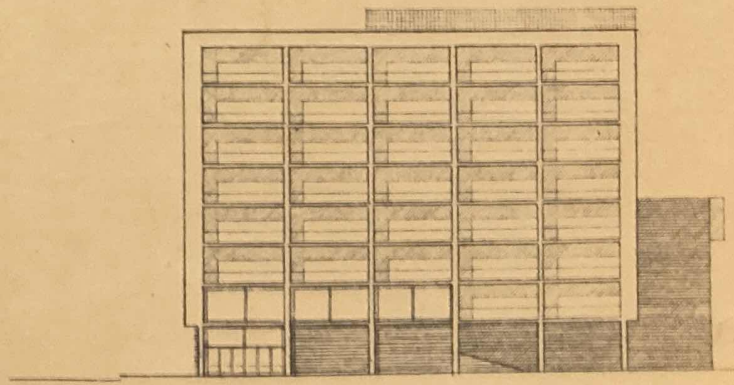
PARK

The Park shall incorporate the Church of St. Anthony into its design. A band shell has been provided in the park. Parking is to be developed under the park on two levels. It will contain 2400 cars at capacity.


WEST BROADWAY
THOMPSON ST.
Mc DOUGAL ST.
HOUSTON ST.
W.
BLEECKER ST.
SIXTH AVE.
SPRING ST.
PARK
4
4
4
4
1
2
3
5
KEY MAP
1. MUNICIPAL BUILDING
2. ACADEMIC HIGH SCHOOL
3. LIBRARY
4. HOUSING
5. STUDIO APARTMENTS

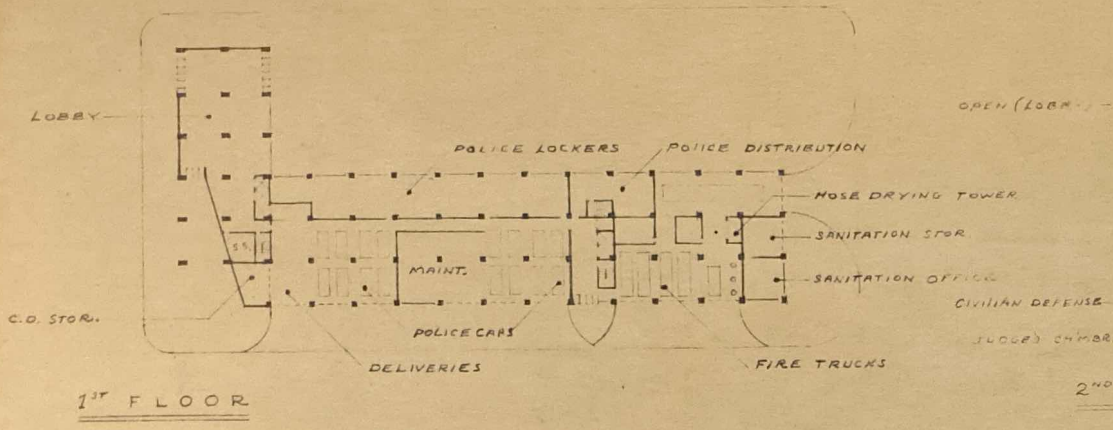


WEST ELEVATION (MC DOUGAL ST.)

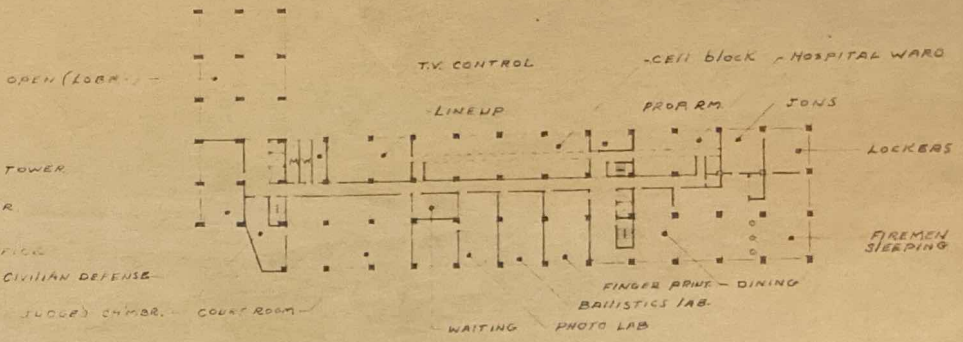


SOUTH ELEVATION (HOUSTON ST.)

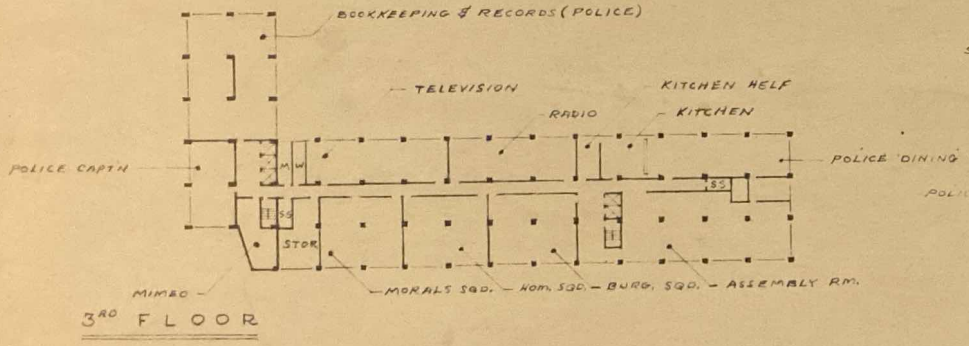
MUNICIPAL BUILDING
ELEVATIONS SCALE 1" = 40'-0"



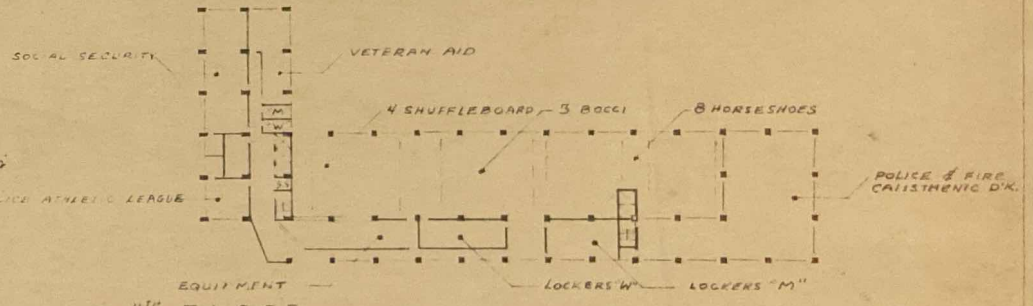
1ST FLOOR



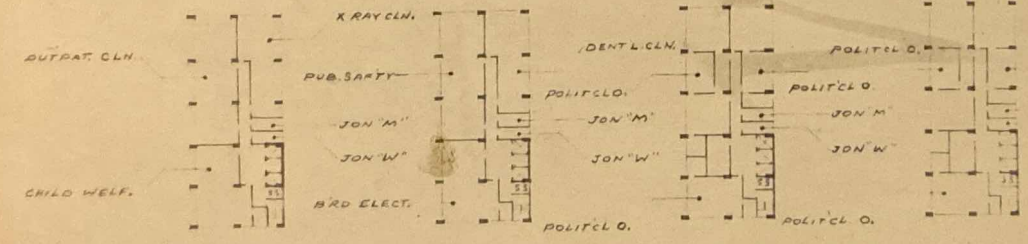
2ND FLOOR



3RD FLOOR



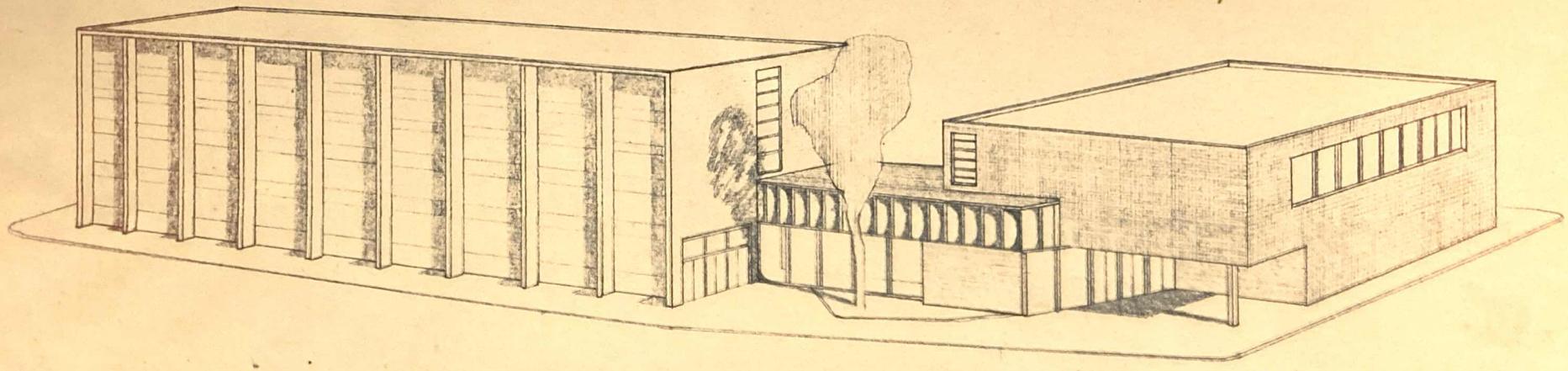
4TH FLOOR



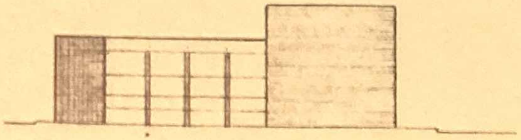
5TH FLOOR 6TH FLOOR 7TH FLOOR 8TH FLOOR

MUNICIPAL BUILDING
FLOOR PLANS SCALE 1" = 80'-0"

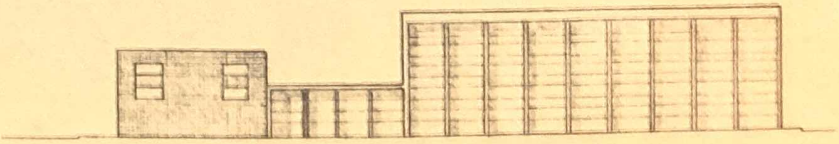
* NOTE : PARTITIONS WIDENED TO CLARIFY PLAN.



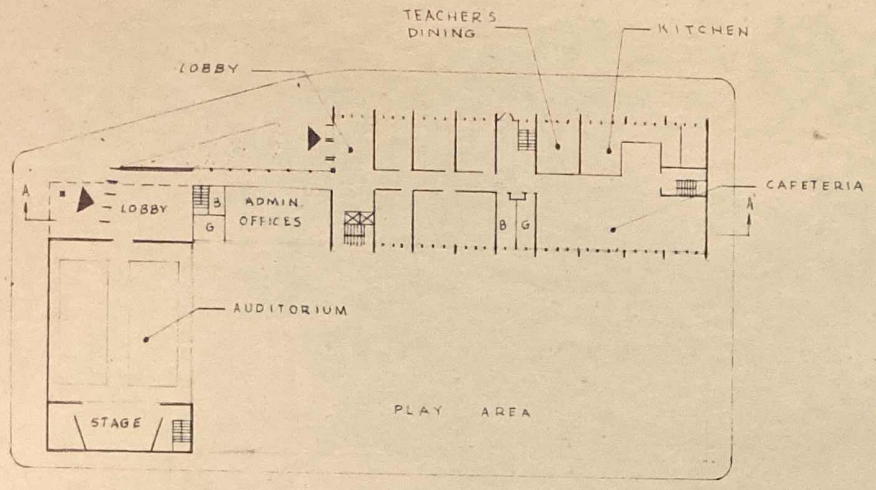
PERSPECTIVE FROM NORTHWEST



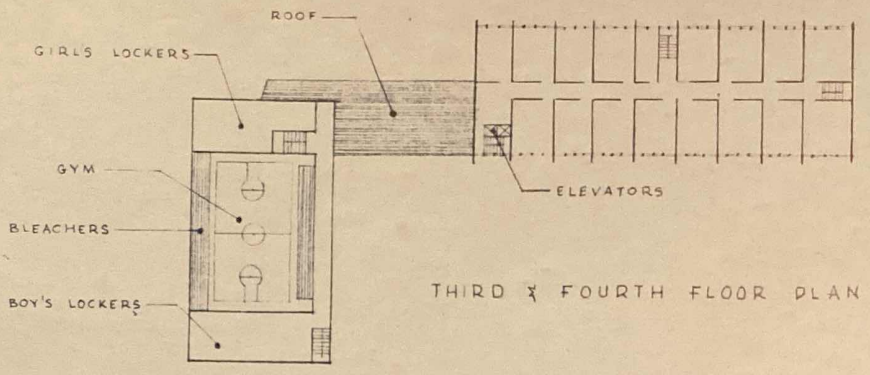
NORTH ELEVATION



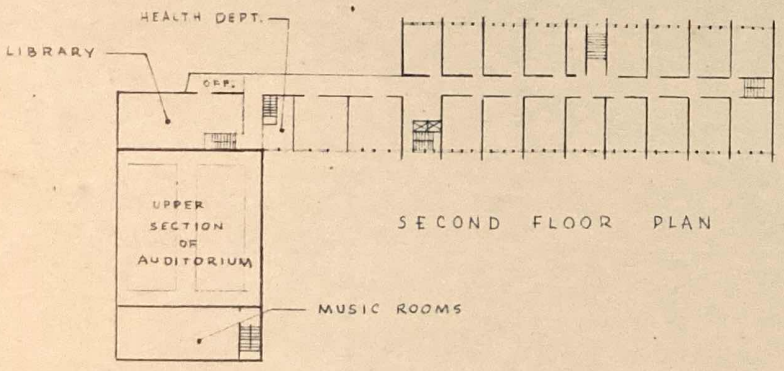
EAST ELEVATION



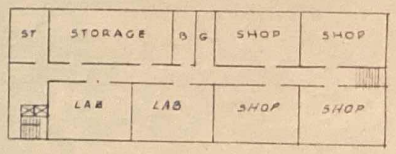
FIRST FLOOR & BLOCK PLAN



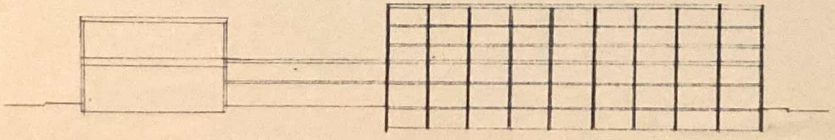
THIRD & FOURTH FLOOR PLAN



SECOND FLOOR PLAN



BASEMENT PLAN



SECTION A-A

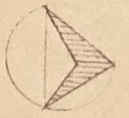
ACADEMIC HIGH SCHOOL

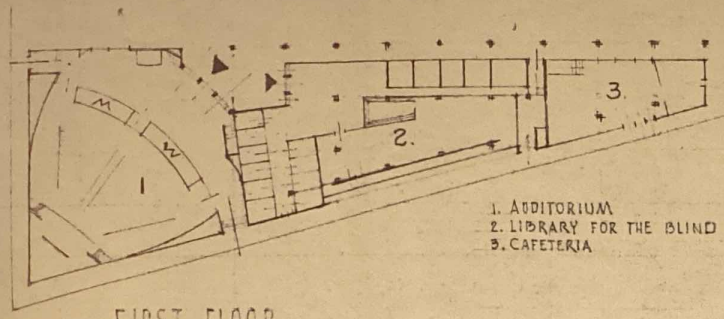
SIXTH AVENUE AND HOUSTON STREET

SCALE 1" = 80'-0"

NOTE:

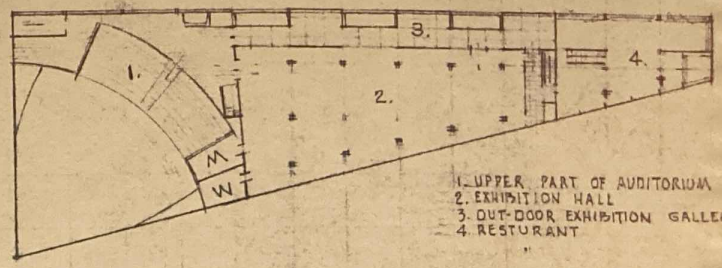
STUDENT CAPACITY - 1800





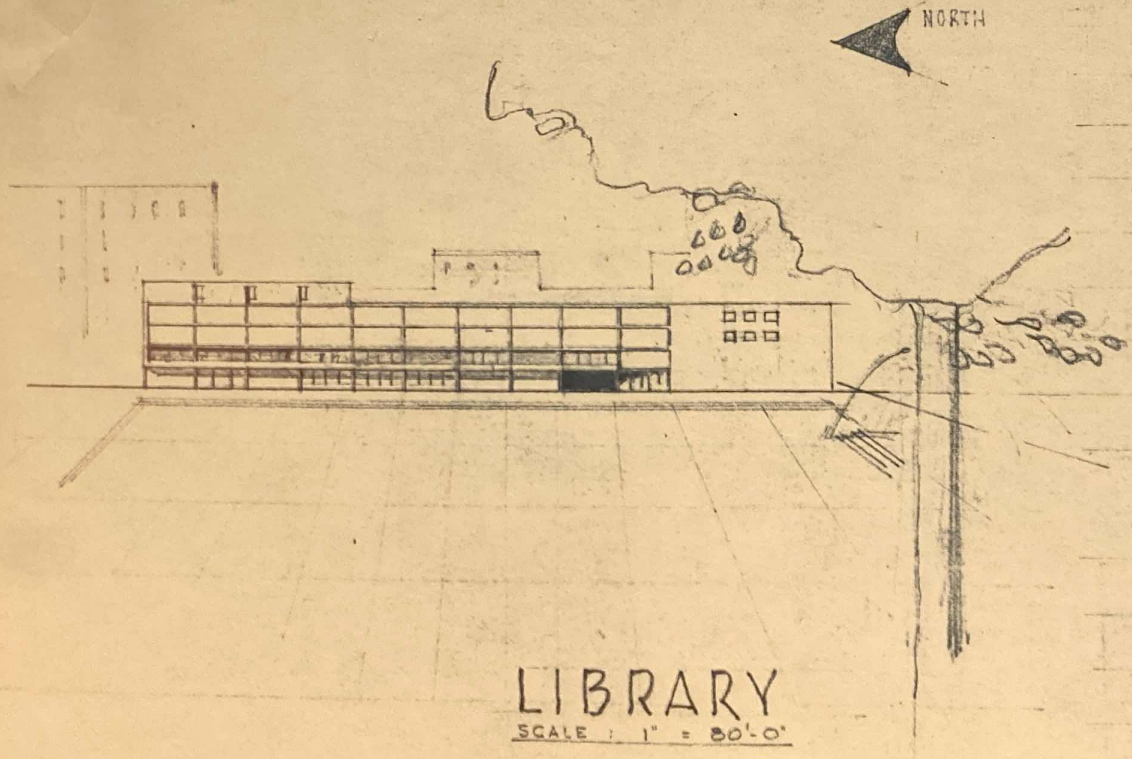
1. AUDITORIUM
2. LIBRARY FOR THE BLIND
3. CAFETERIA

FIRST FLOOR



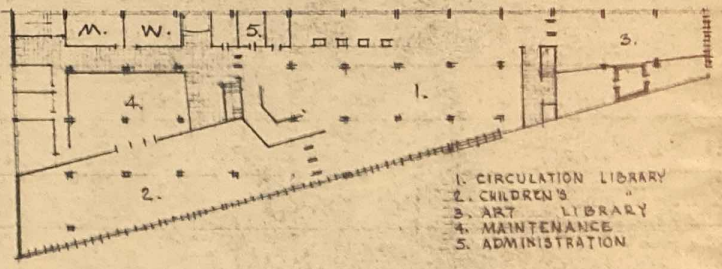
1. UPPER PART OF AUDITORIUM
2. EXHIBITION HALL
3. OUT-DOOR EXHIBITION GALLERY
4. RESTURANT

SECOND FLOOR



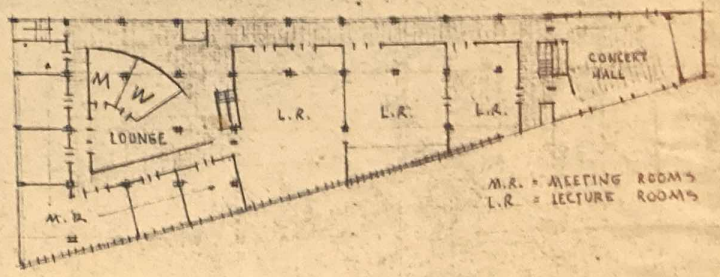
LIBRARY

SCALE : 1" = 80'-0"



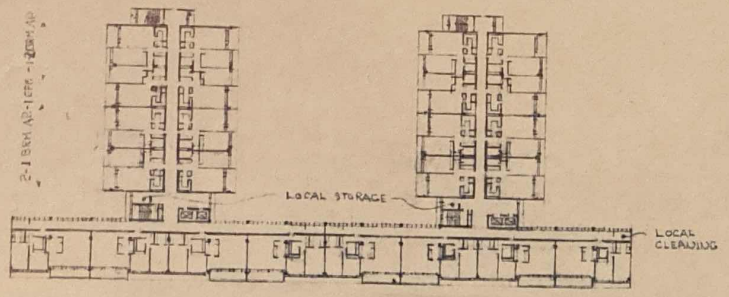
1. CIRCULATION LIBRARY
2. CHILDREN'S "
3. ART LIBRARY
4. MAINTENANCE
5. ADMINISTRATION

THIRD FLOOR

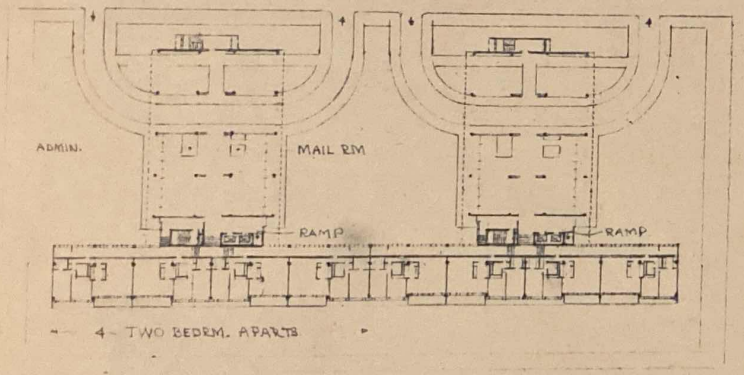


M.R. = MEETING ROOMS
L.R. = LECTURE ROOMS

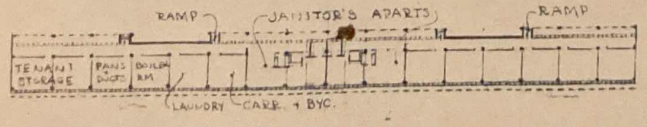
FOURTH FLOOR



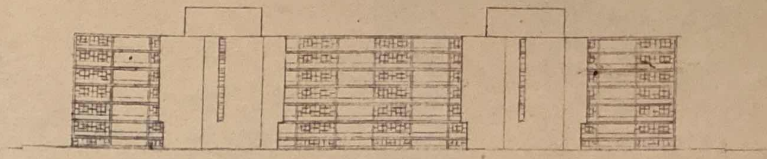
TYPICAL FLOOR



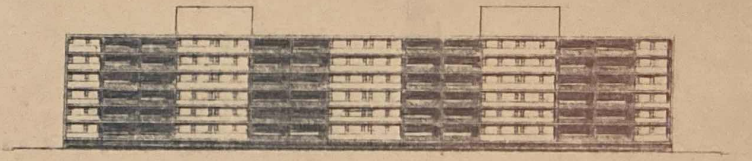
LOBBY LEVEL



BASEMENT



WEST BROADWAY ELEVATION

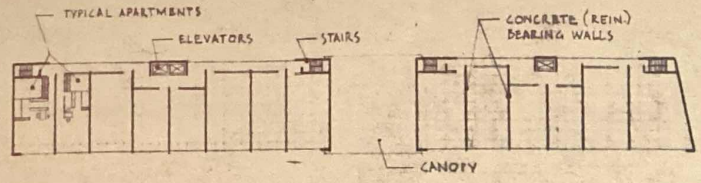


THOMSON ST. ELEVATION

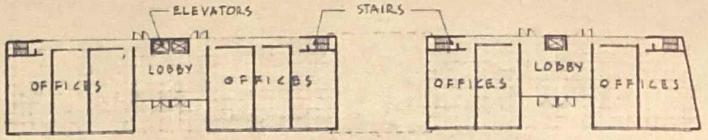
HOUSING

Scale 1" = 80'

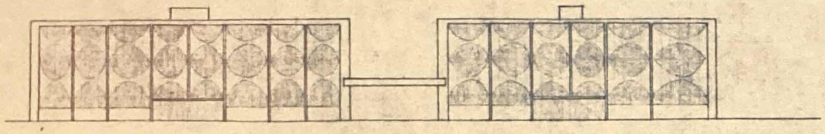
A.H.



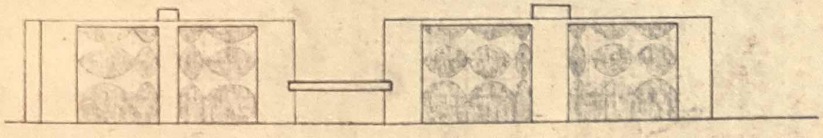
SECOND TO FIFTH FLOOR PLAN
(APARTMENT FLOORS)



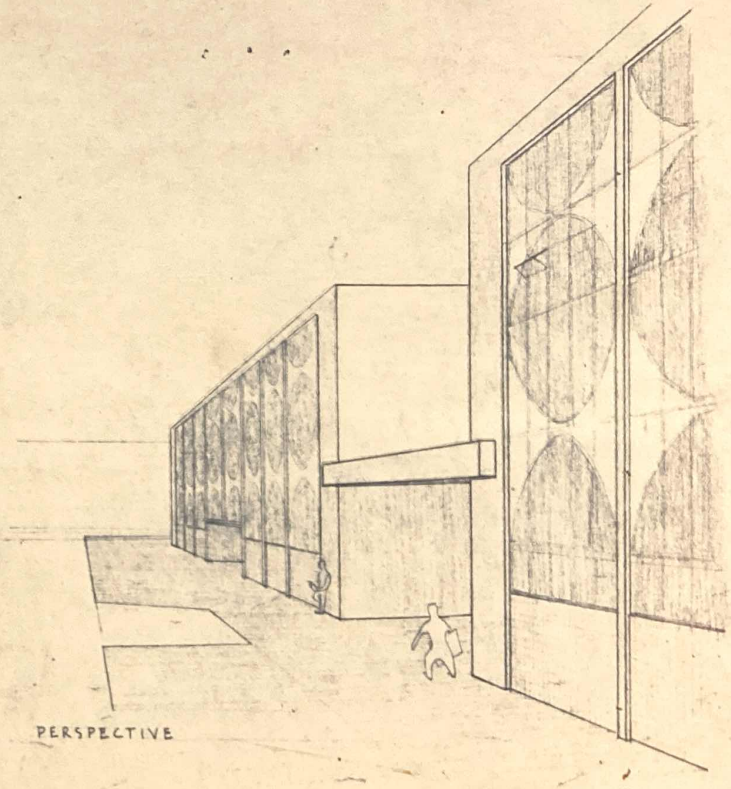
FIRST FLOOR PLAN
(OFFICE FLOOR)



NORTH ELEVATION



SOUTH ELEVATION

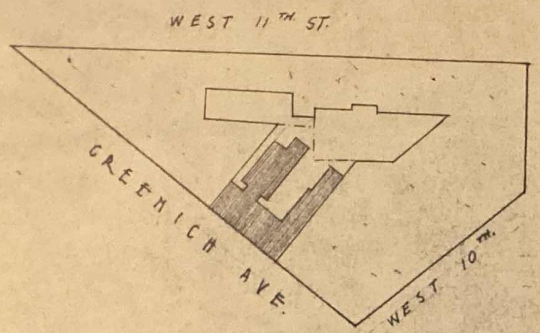


PERSPECTIVE

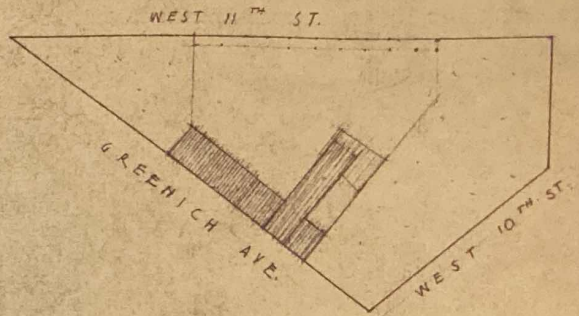
STUDIO APARTMENTS

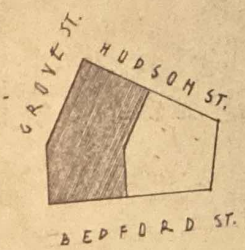
SOUTH WALL OF SQUARE

TEK

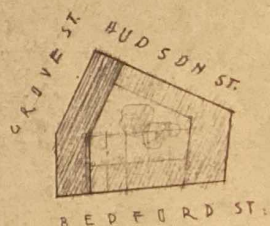


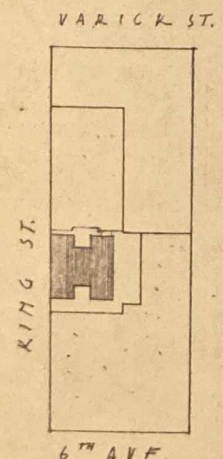
P.S. NO. 41 EXISTING
TOTAL SITE 21,043 □'
BUILDING ON SITE 14,250 □'
TOTAL FL. AREA 52,250 □'
EXISTING PLAY SPACE 4,000 □'
REQUIRED PLAY SPACE 54,050 □'
NUMBER OF CLASSROOMS 19
NUMBER NEEDED 25



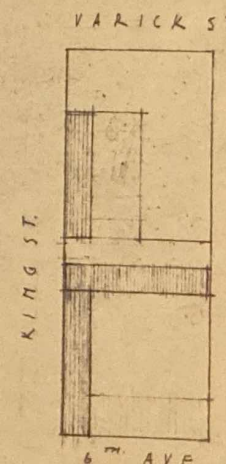


P.S. NO. 3 EXISTING
TOTAL SITE 22,339 □'
BUILDING ON SITE 22,000 □'
TOTAL FL. AREA 82,500 □'
EXISTING PLAY SPACE 8,788 □'
REQUIRED PLAY SPACE 126,400 □'
NEW SCHOOL 25 CLASS ROOMS

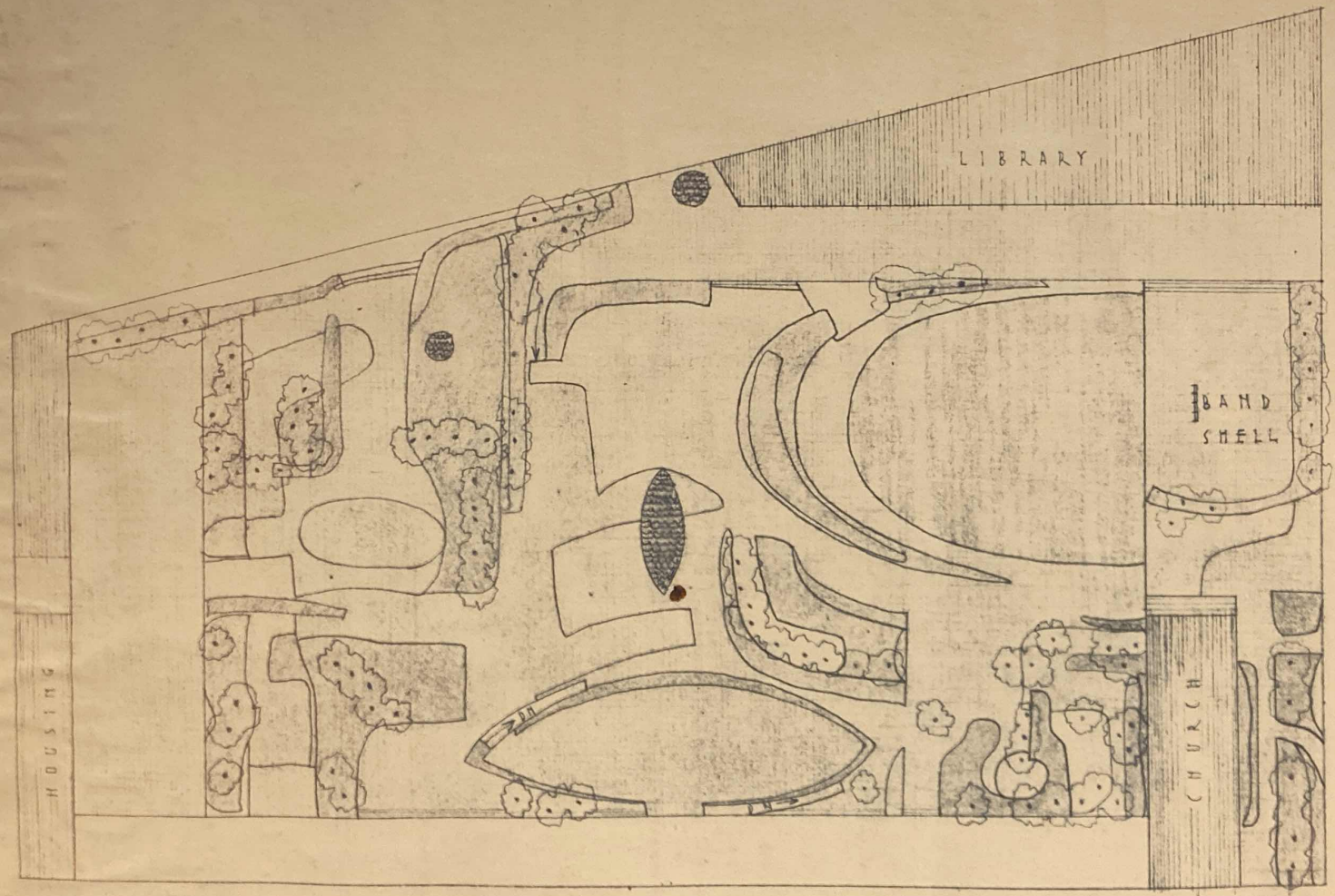




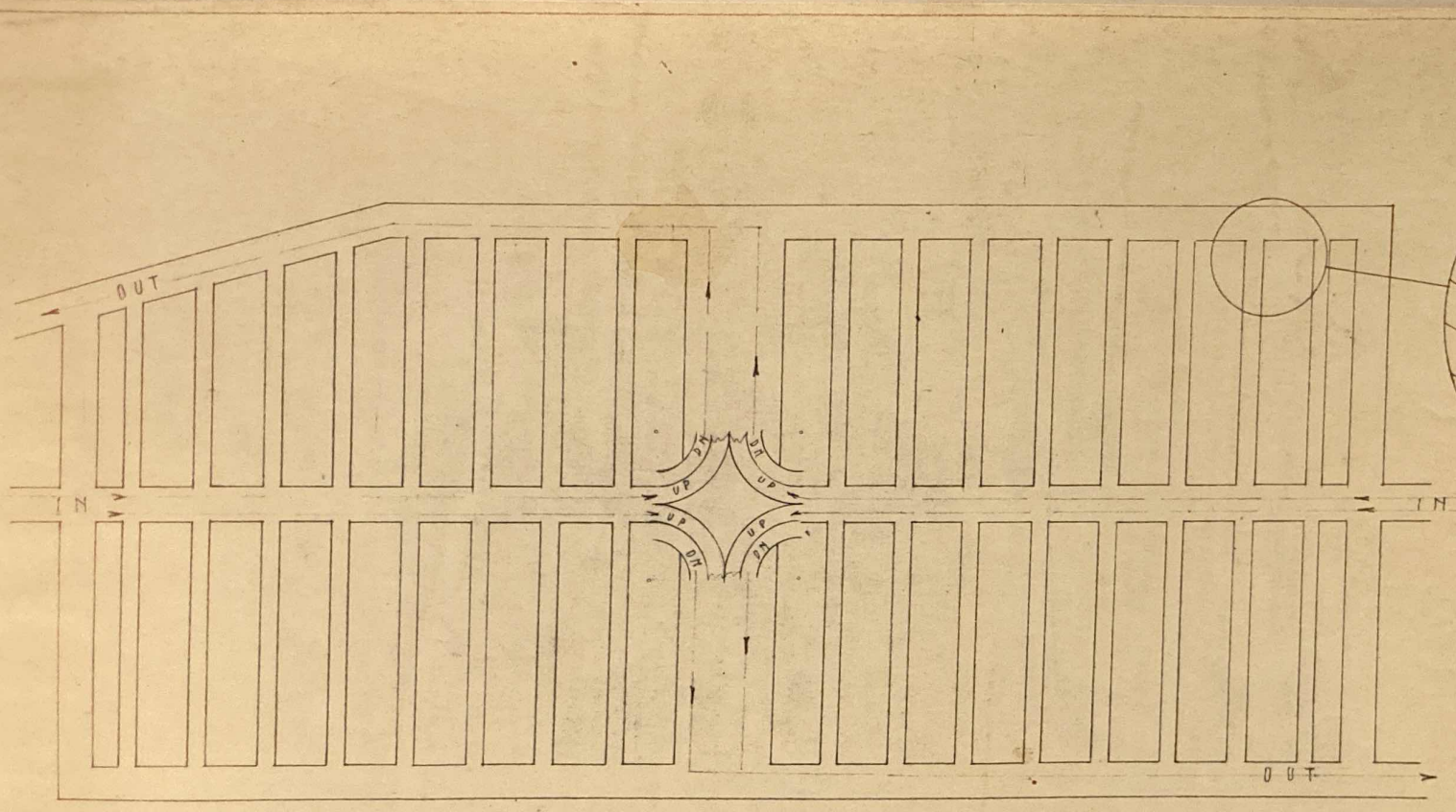
P.S. NO. 8 EXISTING
TOTAL SITE 16,055 □'
BUILDING ON SITE 8,500 □'
NEW SCHOOL 50 CLASS ROOMS (J.H.S.)

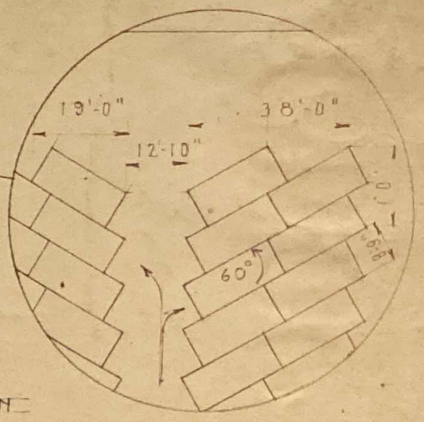


PRIMARY SCHOOLS

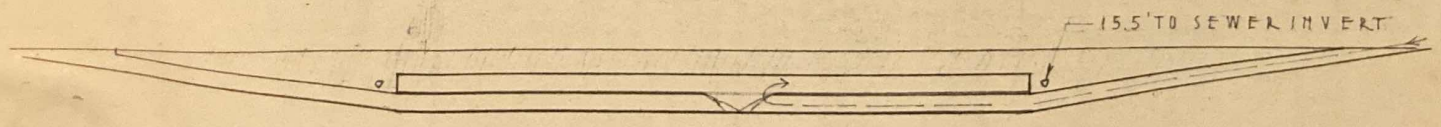

LIBRARY
BAND SHELL
HOUSING
CHURCH
FOUNTAIN AND POOL
PAVING 'A'
GRAVEL AND SEATS
PAVING 'B'
PAVING
GREEN

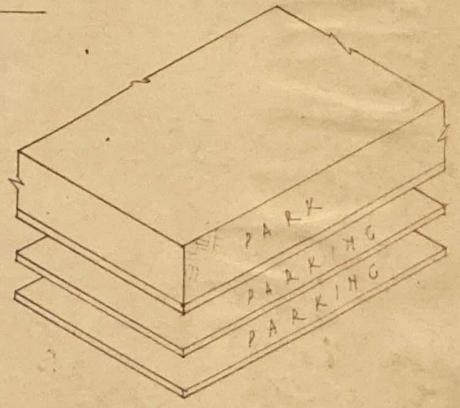
PLAN OF PARK





CAPACITY: 2400 CARS





PLAN OF PARKING

WEST SIDE
SAVINGS
BANK

INDEX OF PHOTOGRAPHS

Washington Square	1
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